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**Z-2574**  
**FRP HOLDING COMPANY, LLC**  
**SOUTH STREET STATION PLANNED DEVELOPMENT**  
**FINAL DETAILED PLANS**  
**RESOLUTION PD-14-02**

**STAFF REPORT**  
**September 25, 2014**

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**Staff Report**  
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**BACKGROUND:**

On July 16, 2014, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDRS on approximately 0.44 acres for the South Street Station Planned Development. The project, as approved with the Preliminary Plans, consists of a 4-story multi-family apartment building containing a maximum of 40 units with up to 75 bedrooms and 23 on-site parking spaces with an additional 24 parking spaces being provided – through an existing parking license agreement – in the Chauncey Square parking garage. By unanimous vote, the City of West Lafayette Common Council rezoned the site on August 4, 2014.

Petitioner's Final Detailed Plans, consisting of Construction Plans and Final Plat, meet all conditions required at this stage of the development. Bonding is being requested. Upon recordation of the approved Final Detailed Plans and receipt of bonding, the developer is clear to apply for building permits with the city.

**STAFF RECOMMENDATION:**

Approval of Resolution PD-14-02

## RESOLUTION PD-14-02

**WHEREAS** Preliminary Plans for ***SOUTH STREET STATION PLANNED DEVELOPMENT***, are approved as part of Z-2574, with conditions attached; and

**WHEREAS** all conditions of approval necessary for FINAL DETAILED PLANS have been met; and

**WHEREAS** UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

**WHEREAS** the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the City of West Lafayette Common Council on August 4, 2014;

**NOW THEREFORE BE IT RESOLVED** that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for ***SOUTH STREET STATION PLANNED DEVELOPMENT***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2574 as adopted and passed by the City of West Lafayette Common Council.

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TIM SHRINER, PRESIDENT

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SALLIE DELL FAHEY, SECRETARY

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DATE